**BENGALURU METROPOLITAN TRANSPORT CORPORATION**
Traffic Commercial Department, Central Office, 2nd Floor, K H Road, Shanthinagar, Bengaluru-27.

# The Terms & Conditions of Tender in respect of grant of license for Godown/Warehouse at Kempegowda Bus stations in BMTC.

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## 1. Tender Notification & Mode of Submission of Tenders:

a. The Tender/Negotiation/Bids shall be submitted through e-procurement portal only. (http://kppp.karnataka.gov.in.)

b. Tenderers/bidders need to register with the e-procurement portal to submit their bids online. The tender document can be viewed free of cost from the e-procurement portal.

c. Tender processing fee & EMD will be accepted only in the form of electronic cash (not through DD or bank guarantee). Entire EMD amount shall be paid in a single transaction in e-portal

d. Each bidder shall submit only one tender / Bid for tender.

e. Corrigendum, modification, corrections if any will be published in the website only(e-portal)

f. Deadline for submission of tender/negotiation / Bids may be extended to give the prospective licensees reasonable time to take into consideration of the addendum.

g. Bids shall remain valid for a period of 90 days after the deadline date for tender submission. The Tenderer shall not withdraw or revise the Tender during this period. In case any tenderer reviews or withdraw his tender during this period, the amount paid by the bidder (EMD/SECURITY DEPOSIT) shall be forfeited in addition to other remedies open to the Corporation in respect of the loss which may be caused due to such withdrawal of alteration.

h. The License fee shall be exclusive of the Corporation Tax. All statutory liabilities and other taxes, duties levies and penalties, if any payable to Central Government, State

Government, Local body/authorities etc., shall be borne by the licensee. It is the responsibility of the licensee to obtain necessary permission from local bodies.

2. **Reserve price ( License Fee):**

   The License fee is exclusive of the GST & Corporation Tax. All statutory liabilities and other taxes, duties levies and penalties, if any payable to Central Government, State Government, Local body/authorities etc., shall be borne by the licensee. It is the responsibility of the licensee to obtain necessary permission from local bodies.

3. The space of accommodation is for Godown purpose under **"as is where is basis" condition only.**

4. **Period of License:**
   The period of License is **06(Six) years** from the effective date.

5. **Mode of Selection:**
   a. **The selection will be on the basis of highest rates quoted per month in Rs.___(Including all the taxes). The bidder shall quote his/her offer per month including all the taxes.**

   b. The bidder should attach all the scanned certificates pertaining to eligibility criteria, qualification information documents in the E-Portal only. No physical documents shall be considered. (Scanned copies should be visible and should have clarity). No documents shall be accepted in person manually and the bidder shall confirm for uploading of all the documents.

   c. The Successful bidder shall produce all the original documents/certificates uploaded in e-portal at the time of tender opening/evaluation of tender and any documents other than uploaded in e-portal will not be accepted/ considered.

   d. **The bidder shall upload the scanned copies of the following documents:**
      i. ID Proof with Photo.
      ii. Proof of Address.
      iii. PAN Card

iv. Current address and contact number.

**e.** The non-compliance of the conditions of para 5(d) by the bidder will entitle the corporation to reject the tender.

**f.** The Successful bidder shall be issued with allotment letter as per the existing norms of the Corporation. The selected bidder has to execute the license agreement as per the Karnataka Stamp Act on payment of stamp duty at their own cost.

**g.** BMTC reserves the right to accept or reject any offer without assigning any reasons thereof. Conditional tenders will be rejected summarily.

**h.** The successful bidder shall submit the original copies of the documents as detailed in Para.5(d) for verification before entering into an agreement.

**6. <u>EMD & Security Deposit :</u>**

**a.** EMD/ tender processing fee shall be paid in the E-Procurement portal through Credit Card, Direct Debit, NEFT or RTGS only.

**b.** The EMD do not carry any interest. The Earnest Money deposit furnished by the bidder will be forfeited in the event of the bidder withdrawing the tender at any time before acceptance. The EMD of the successful tenderer will be refunded only after completion of the contract period.

**c.** The EMD of the successful licensee will be adjusted towards security deposit. The selected licensee shall remit balance security deposit & enter into agreement within **21 days** from the date of issue of allotment letter, failing which, Earnest Money Deposit will be forfeited and allotment will be cancelled by duly black listing the agency and the licensee/agency will not be permitted to participate in any of the tenders of BMTC for a period of **two (2) years** from the date of such black listing.

**d.** Earnest Money deposit of the bidders will stand forfeited by black listing the bidder for a period of **2 years** in case:

i. Withdraws the tender/bids after opening of the tender or during the validity period of the tender.
ii. Makes false representations with regard to the eligibility criteria.

iii. Fails to keep up to commitments made in the bid.
iv. Submits more than 1 bid in the same name.
v. Fails to furnish the required security deposit within the specified time limit.
vi. Withdraws or amends tender/bids or derogates the tender in any aspects in such case, the Earnest Money Deposit will be forfeited.

**e.** The previous earnest money submitted in connection with any other tender will not be adjusted towards the present tender.

**f. <u>Security Deposit:</u>**

After Selection, the successful bidder has to remit **11(Eleven) months** offered license fee as interest free Security Deposit through **DD/NEFT/RTGS** before entering into the agreement. This deposit does not carry interest and returnable after successful completion of license period subject to the adjustment of arrears if any. The time limit fixed for remitting the security deposit & enter into agreement within 21 days from the date of communication of allotment. The licensee shall remit additional security deposit every year for the escalated amount.

**g.** In case of any short fall legal proceedings will be initiated to recover such short fall from the licensee.

**h.** No interest will be paid on EMD/Security Deposit or any other deposits.

**7. <u>Mode of Payment of License fee:</u>**

**a.** The Licensee shall pay monthly license fee for the completed month in **cash/DD/RTGS/NEFT** on or before 5th of next month. For eg: License fee for the completed month of January-2025 shall be paid on or before 5th of February2025**.**

**b.** In case if the Licensee fails to pay the monthly license fee as prescribed above the Licensee is liable to pay a interest at **24% per annum** on the sums which have been due and payable, not paid to the corporation.

**c.** The license fee shall be paid every month regularly. In case of nonpayment of license fee consecutively for three months, the agreement may be terminated by the licensor. The license fee shall start from the date of agreement OR as stipulated therein.

**d.** The licensee shall pay applicable electricity along with monthly license fee/quoted amount.

**e. Escalation Clause:**

i. The license fee will be escalated by 10% every year and the successful licensee have to pay proportionate (Eleven times of escalated amount) additional Security Deposit for each subsequent year in the form of Demand Draft drawn from any Nationalized or scheduled bank only.

ii. The monthly License fee is escalated annually by 10% over the existing license fee from January of every year from Second year onwards till the end of the license period

iii. In respect of New Licensees selected in the middle of the year, the first escalation will be at the rate of 1% of the initial license fee for every completed month of the license period upto December 31st , subject to a maximum of 10%.

**8. Electricity Charges:**

**a.** The licensee shall pay the charge of Electricity consumed as per the bill raised by the supplying authority and shall not allow any arrears to accrue.

**b.** The licensee shall pay the charge of electricity consumed as per the bill raised by the jurisdictional Depot Manager/ Bus stand in-charges on completion of the month.

**c.** Delay and part payment shall lead to simple penal interest at 24% per annum.

**9. Termination/Cancellation/Forfeiture of EMD/Security Deposit:**

**a.** The BMTC shall have the right to rescind the contract/license at the cost and risk of the licensee in the event of breach of any of the terms and conditions of the contract (Terms and conditions of the executed agreement) and in such case the Security Deposit will be forfeited.

**b.** Tender should not have been terminated during the last two years as on the date of submission of the proposals for this tender due to non-fulfillment of the contractual obligations as evidence by imposition of the penalty by any procurement entity or judicial authority or judicial pronouncement against the tenderer.

**c.** If the licensee discontinues the agreement for whatsoever reasons before completion of one year of the agreement period, the entire security deposit will be forfeited

**d.** The licensee may get the agreement terminated prematurely by issuing 3 month's advance notice to BMTC or by paying 3 month's license fee equivalent to 3 months notice period after completion of one year license for termination.

**e.** If BMTC desires to terminate the contract before the expiry period it may do so by giving **two months** prior notice to the licensee.

**f.** In the event of continuous breach the licensee even after two notices, the Corporation can terminate the license with immediate effect.

**10. <u>Prohibition Clause for Black Listed /Default Licensees / Disqualification:</u>**

a. The licensees who have been black listed in any departments of State Governments or Government of India or in any public sector undertakings or in any corporate for any reason what so ever are not eligible for participating in the tender.

b. The licensee shall furnish a self declared certificate for not having been black listed or terminated during last two years in any departments of State Governments or Government of India, public sector undertakings or in any corporate for any reason what so ever and this shall be uploaded in e-portal along with tenders.

**11.** The time limit fixed for remitting the balance security deposit & enter into agreement within **21 days** from the date of communication of the acceptance of the bid. The communication of acceptance of the bid shall complete on posting the acceptance by Registered Post A/D to the address furnished in the bid documents. For the purpose of computing the said **21 days** the registered letter shall be deemed to be served within seven days from the date of posting. Non receipt of the letter shall not be a ground to extend the time. In case of failure to pay the security deposit it shall be deemed that the bidder has withdrawn his bid and all consequences which is liable to as per clause above shall follow with regard to forfeiture of the EMD and liable to pay

damages. The EMD will not carry any interest and would be returned to the unsuccessful bidders after completion of selection procedure.

**12.** BMTC takes no responsibility for the delay, loss or non-receipt of any submission due to technical problems in case of e-tender.

**13.** The Licensee is permitted to use the space for Warehouse/Godown purpose only.
(Except items which are illegal and prohibited by the Govt/Corporation)

**14.** The Licensee shall not store such as liquors and any other prohibited items.

**15.** The Licensee is allowed to bring luggage vehicle only during 10pm to 05am. The vehicle should not cause inconvenience for bus movement.

**16.** BMTC can terminate the license period if found any repeated violations of the terms and conditions.

**17.** During the tenure of the agreement if it appears to the licensor that the space is required for the use of LICENSOR for its development works, the LICENSOR will issue one month's advance notice to the LICENSEE and the LICENSEE have to vacate the allocated open space by removing all its belongings.

**18.** The selected licensee shall not display or exhibit pictures, posters, statues or other articles, which are repugnant to the morale or of indecent, immoral or other improper characters. It is expressly agreed that the decision of the Licensor in this behalf shall be conclusive and binding on the Licensee and shall not be a subject matter of dispute.

**19.** The licensee shall not display or exhibit any advertisement or place in any part of the interior or exterior walls of the stall other than those permitted by the Licensor.

**20.** The licensee shall comply with all the provisions of prevailing Contract Labour (Regulation and Abolition) Act, Workmen's Compensation Act. Provision of Hours of Employment

Regulation Act, Payment of Wages Act, Factories Act, Employees PF Act, Bonus Act, Payment of Gratuity Act, Equal remuneration Act, ESI Act, Industrial Disputes Act, Employment of Children Act, MV Act and Regulation of Employment and Welfare Act or any other applicable Acts. In case of consumer Forum case the liability will rest with the licensee.

**21.** The Licensee shall be responsible for payment of wages to the employees engaged by the licensee and also responsible for payment of any statutory recoveries like PF, ESI, VAT, Luxury Tax etc.

**22.** The licensee shall make arrangements to dispose the waste generated. He shall not dump the waste in BMTC/KSRTC premises. The Waste/Garbage disposed as segregated dry & wet waste. The Waste/garbage shall be disposed through the BBMP authorised waste disposal agency only. Or the Waste/garbage shall be disposed through the waste disposal agency selected by BMTC at the cost of Licensee.

**23.** In case the premises is destroyed or damaged by natural calamity or riot or civil disturbances or war or by Department civil work so as to make it unfit for use by the Licensee, the license shall stand determined automatically.

**24.** Any obstacles created by other Govt Departments like road repair work by BBMP, pipeline work by BWSSB & others, to the business of the Licensee, BMTC is not responsible for any loss created by such works.

**25.** Engaging Child labour is strictly PROHIBITED.

**26.** It shall be the responsibility of the licensee to provide residential address, emailed, contact numbers and other contact details at the time entering into the agreement. The licensee shall update to BMTC if there is any changes in the contact details. BMTC will send communication to the address/e- mail ID given by the bidder.

**27.** Any individual or individuals signing the application forwarding the letter or other documents connected with this tender shall specifically mention that he is so signing in individual capacity as:

a. A sole proprietor of the firm or his attorney.

Or

b. A registered active partner or its attorney. In the case of the firms registered under the Indian Partnership Act and Companies registered under the companies Act, the person signing the tender shall state the Authority under whom he is signing/acting on behalf of the Partnership Firm/Company and send the certified copy of the Partnership Deed and in case of the Memorandum of Association and Articles of Association issued by the Authorities authorizing him to act in that capacity and failure to annex the above document will entitled to the rejection of such tender. Such tenders shall be treated as invalid.

**28.** The licensee shall remove all his belongings from the place given to him on license immediately on license period expiry or termination of the license. If the licensee fails to remove all his belongings as per this clause in that event the licensor shall be entitled to remove all such belongings and auction them at the cost of the licensee and after deducting all the arrears of license fee the surplus amount shall be paid the licensee.

**29.** Smoking shall not be allowed on the licensed premises.

**30.** **<u>Dispute Resolution Clause</u>** :

i. In case of any dispute arising between the parties in respect of the interpretation or performance or termination of license or aggrieved by the any terms and conditions of the agreement the same shall be referred to the Managing Director of the BMTC to settle the dispute.
ii. Any litigation arising out of the said contract would be restricted to the exclusive jurisdiction of Bengaluru City Commercial courts.

**31.** The BMTC does not bind itself to accept highest offer or any other offer and reserves the right to reject or all offers without assigning any reasons thereof without being answerable to the bidder in any manner of whatsoever. BMTC also reserves the right to re-notify or to select any party without Notification.

**32.** Sub-letting is prohibited.

**33.** BMTC reserves the right to reject any the bidders including those who are presently maintain the

godown/warehouse in BMTC & found to have violated the agreement conditions.

**34.** The amount paid by the licensee every month shall be adjusted to the current month's Goods & Services Tax and Monthly License Fee after deducting the outstanding Goods & Services Tax, interest on Goods & Services Tax, electricity and water usage charges, interest on outstanding license fee, additional security deposit, and outstanding license fee respectively.

**35.** No reduction or exemption on monthly license fee will be granted during the period of a strike/bandh.

**36.** The selected Licensee will be required to install fire protection/extinguishing equipment in the commercial/office premises of the Corporation. The Corporation will not be responsible for fire accidents and other natural calamities.

**37.** The Corporation reserves the right to add or modify terms and conditions in the agreement at any time.

**The details of Place, Reserve price & EMD are as below**

| Sl No | Bus station | Establishment | Area in Sq mtrs | Area in Sq.ft | Reserved Price in Rs. (per month) | Reserved Price in Rs. (per month) (Including GST) | EMD in Rs. |
|---|---|---|---|---|---|---|---|
| 1 | Kempegowda Bus station | Godown/ warehouse-B | 32.32 | 348 | 66,844 | 78,876 | 48,128 |

**Note: Bidder should quote the amount per month (including GST).**

**Sd/-**

**Chief Traffic Manager (Com)**

**(Tender Inviting Authority)**